



Town of Dennis

685 Route 134, South Dennis, MA 02660 / Telephone: 508-394-8300 Fax: 508-394-8309

645 MAIN STREET, DP

PLANNING BOARD SPECIAL PERMIT - STAFF REPORT – January 29, 2026

APPLICANT:	Michael Foley (Applicant); John P Kakridas Trustee (Owner) C/O Andrew Singer of Law Office of Singer & Singer
PROJECT ADDRESS:	645 MAIN STREET, DENNIS MA 02639
MAP AND LOT NUMBER:	90-69 (123057sf)
APPLICANT ADDRESS:	PO Box 67 (26 Upper County Road), Dennisport, MA 02639
CASE NUMBER:	PBSP-26-1
ZONING:	R-40; Dennisport Village Center Area B; partial Flood Zone: X
HEARING DATE:	February 2, 2026

PROPOSAL	Outdoor Recreational Use.
APPLICANT SUMMARY	<ul style="list-style-type: none"> The proposal is to use exterior portions of the property as a seasonal recreational/outdoor use (<u>food trucks</u>, <u>acoustic live stage music</u>, <u>games</u>, <u>alcohol service</u>, and seating) with associated <u>parking</u>. Entertainment will be limited to <u>acoustic live music</u> hosted on a <u>designated stage area</u>. All entertainment will comply with applicable Town noise regulations and will be managed to remain appropriate for a family-friendly environment. <u>Patron areas will be clearly defined and separated from parking areas</u> through the use of perimeter fencing, which will assist with both crowd management and safety. Seating will consist primarily of picnic tables and high tops. Shade will be provided using small <u>sail-style shade structures</u>, placed to improve guest comfort while maintaining an open, outdoor aesthetic. The venue will include classic backyard lawn games suitable for all ages. A <u>projector screen</u> is proposed for <u>sporting events</u> and family-oriented programming such as children’s <u>movie nights</u>. Food service will be provided by <u>two (2) outsourced food trucks</u>, operated independently by third-party vendors. No permanent kitchen facilities are proposed. Alcohol service will be provided through a <u>centrally located main bar</u>, along with two to three (<u>2–3</u>) smaller <u>portable pop-up bars distributed</u> throughout the venue to promote efficient service and reduce lines and crowding. A larger main bar is proposed beneath a <u>55’ x 55’ covered tent area</u>. <u>Final design, materials, and construction details will be coordinated</u> with the project’s design firm and reviewed with the Town. The Applicant is seeking approval to operate <u>daily between 11:00 AM and 12:00 AM</u>. The <u>primary point of entry for patrons will be from South Street</u>. Gated, emergency access for public safety vehicles will be provided at the Main Street curb cut. Entry gates will be designed to accommodate first responder vehicle access. The site layout will <u>allow emergency vehicles to enter from Main Street or South Street</u> and exit through the alternate access point, ensuring clear and efficient emergency circulation.

	<ul style="list-style-type: none"> • The site provides adequate on-site parking to fully support the proposed use, consisting of <u>127 standard parking spaces</u>, including <u>four (4) ADA-compliant van-accessible spaces</u> and ten <u>(10) designated staff parking spaces</u>. • Outdoor <u>lighting will be designed to be low-level</u> and appropriate for a seasonal outdoor venue. The Applicant’s intent is to utilize <u>string-style lighting to provide ambient illumination</u> throughout patron areas. • <u>Final lighting placement, intensity, and operating hours will be reviewed</u> and coordinated with the Town of Dennis and the project’s design firm to ensure compliance with applicable regulations, minimize light spillover, and respect neighboring properties. • The project will utilize <u>temporary portable restroom facilities, with quantities determined based on approved capacity</u> and applicable requirements. Restrooms will be <u>cleaned daily on weekends and every other day during the week</u>, with flexibility to increase servicing frequency if usage levels or Town direction warrant • Trash will be managed through <u>on-site dumpsters, with every-other-day pickup</u> anticipated. If daily service is deemed necessary by management or the Town, pickup frequency will be increased accordingly to maintain site cleanliness. • The Applicant’s proposal is similar to venues including Cisco Brewers, Park City, and Sandbar at Jetties Beach Bar in Boston, New Bedford, and Nantucket.
PLOT PLAN	Site Plan of 645 Main Street (Rte. 28), Dennisport MA, for, YELOF Realty Inc. 117 East Berkley Street Boston, MA 02118, by JM O’Reilly & Associates Inc. 1573 Main Street (Route 6A), P.O. Box 1773 Brewster, MA 02631. Plan consisting of 2 Sheets with Existing and Proposed Conditions. Plans dated 1-16-2026 by John M. O’Reilly.
BUILDING PLANS	The existing building is not currently under agreement between and applicants and owners and will only be used for storage at this time.

1. **Project Summary**
2. **Town Department Comments**
3. **§ 1.4.2.1 Special Permit Granting Authority – Criteria and Proposal**
4. **§ 4.1.2.5 Design Objectives – Criteria and Proposal**
5. **Proposed Conditions**

2. Town Department Comments

- I. **NATURAL RESOURCES:** Not in Conservation jurisdiction. No comments.
- II. **HEALTH:** Mobile Food Trucks must be licensed and follow mobile food regulations. Can only remain on property for a total of 4 hours per day (unless granted waiver for more hours by Select Board).
- III. **ENGINEERING:**
 - i. Gravel and Paved Parking should conform to standards in § 3.1.6.2.
 - ii. How is parking required calculated? 384 seats / 89 spaces = 4.3 seats per space.
 - iii. Need to consult with Fire regarding maneuverability.
 - iv. Full Stormwater Report with calculations will be required for Report.
 - v. Dimensions should be provided to show parking size and setback to property line.
 1. 10’ minimum vegetated setback per § 3.1.5.2
 2. Parking to be 20’ by 9’ unless a waiver for 18’ by 9’
 3. 26’ foot aisles are adequate.
 - vi. Plan should Show existing apron width at South Street.
 1. Is it big enough for delivery trucks enter, exit and maneuver the site?

- vii. Is there enough room for crowds to line up and wait to enter site, tent, food trucks, bathrooms, etc.? Pedestrian lines could back up into parking/vehicle area.
- viii. Tables and tent on east side are all within the 10' vegetated buffer right up against the fence.
- ix. Pedestrian only access off of Rte 28 is good. Should confirm emergency access with Fire.

IV. POLICE/FIRE:

V. PLANNING:

- i.* Proposal to use exterior portions of the approximately 3-acre property as a seasonal recreational outdoor family gathering venue with food trucks, acoustic live stage music, games, alcohol service and projector screen showing sporting events and movie nights.
- ii.* The applicants have met with Staff Review several times about this site and another. They have reached out to the public and DPWDAC and have adjusted their plans admirably in response to concerns. However, there may still be some details and conditions to work out to make sure that what looks to be a fun attraction for DP does not become a nuisance to the residential neighbors.
- iii.* The area intended for guests and entertainment partly coincides with an already paved area and will be separated from the parking and off-site with an additional 6' stockade fence and will be a synthetic surface. A 55' by 55' tent with the main bar will have two food trucks alongside it.
- iv.* The service and entertainment area will be controlled by fences, gates and two security tents. Therefore, capacity is something that can be controlled if it becomes a problem.
- v.* Plans indicate 384 seats:
 - vi.* 40 high-top and lower tables with four seats accommodating 160;
 - vii.* 50 picnic tables with four seats accommodating 200;
 - viii.* 3 couch sitting areas accommodating 24.
- ix.* Plans indicate up 129 vehicles:
 - x.* 89 parking spaces including 4 van ADA spaces;
 - xi.* Valet area in the rear of the property accommodating approximately another 40 cars;
 - xii.* Material is to be 4-inches of gravel throughout with and valet the existing grass.
 - xiii.* ADA spots will be Bituminous concrete and the access to them 2 inches of stone dust.
 - xiv.* Drop-off pickup area for about 5 vehicles is near the vehicular entrance off South Street.
- xv.* Plans indicate a single 15' by 15' stage facing northwest with speakers on the corners facing toward the house and venue. Mitigating sound from escaping the property may need tweaking.
- xvi.* Applicants have said the two food trucks will be local and switched out regularly.
- xvii.* Applicants have included a decibel meter on a 12' tall pole at the center of the parking to be transmitted to a manager's phone in order to help control noise.

***xviii.* Planning Recommendation:**

- i.* Innovative and potentially great addition to DP scene but needs to be contained in a bit;
- ii.* **Capacity:** Overall, the plan seems very crowded with perhaps too much seating and maneuvering around the site. May require more space for lining up to food trucks, bathrooms, games, and stage viewing. Also needs to move tables further away from property line. Applicant (or PB) should consider setting the total capacity that may be revisited in future with experience.
- iii.* **Hours:** Hours for activities such as portable bars, live stage with outdoor music, projection theater, games and other activities need to be considered. Consider all activities other than within the big tent should end by 10 pm (Baleine) and the big tent shut down at 11 pm (?).
- iv.* **Noise:** When and whether to allow amplification needs to be considered. Conditions to adjust while learning through trial and error to mitigate issues should be added.

- 3. **§ 1.4.2.1 Special Permit Granting Authority:** Special permits may be granted only upon a finding by the Board that the proposed use will not create a nuisance, hazard or congestion, or other significant harm

to the neighborhood, nor cause derogation from the general purpose and intent of the By-Law, the stated district intent or applicable use criteria. The following criteria must be met:

- VI. *The use is allowed by special permit in the district in which proposed, pursuant to §2.2.2 - Use Regulations Schedule; **The historic building built in 1888, was a home and formerly hosted a small restaurant. Food and beverage and entertainment are allowed in the DPVC District.***
 - VII. *Suitability of the site for the proposed use in light of the applicable district intent, as provided in §2.1.5; **Use is new concept that seems well fitted to the district within limits.***
 - VIII. *Adequacy of management of traffic flow within the site as well as in relation to adjoining streets and properties, so as to minimize unsafe or harmful impacts of the use; **Site has large capacity for parking but overall capacity needs some consideration.***
 - IX. *Compatibility of the proposed use with surrounding land uses, so as to minimize harmful impact or conflict with existing desirable neighborhood character, including views, vistas and other aesthetic values; **Site is zoned commercial in the Dennis Port Village Center Area B and should be operated and conditioned such that it respects the many nearby residences.***
 - X. *Adequacy of provision of utilities and other necessary or desirable public services; **The addition should not increase the need for utilities or other public services.***
 - XI. *Adequacy of control of artificial light, noise, litter, odor or other sources of nuisance or inconvenience to adjoining properties, public ways and neighborhoods; **Applicants have responded to concerns with plantings, fencing, a decibel meter, and facing speakers away from residences. May need some trial and error to mitigate adequately.***
 - XII. *Adequacy of protection from degradation and alteration of the natural environment, including but not limited to slopes and other topographical features, vegetation, wetlands, groundwater and water bodies and wildlife habitat. **The majority of the site will remain pervious with some additional paving. A mature Maple and other trees are being preserved and more trees added.***
4. **§ 4.1.2.5 Design Objectives:** The following design objectives (*italics*) in addition to any standards elsewhere in the Zoning By-Law, shall be used by Planning Board in considering all site plans.
- a. **Landscaping:**
 - i. **Applicants have revised the plans to retain existing vegetation thus minimize removal of existing vegetation.**
 - ii. **Natural buffers ... shall be maintained whenever possible. Proposal modified to retain most trees and to augment the vegetative buffer. Species made need revision.**
 - b. **Circulation:** *With respect to vehicular and pedestrian circulation, including entrances, ramps, walkways, drives, parking and loading areas, special attention shall be given to*
 - i. *Location and number of access points to the public streets: **Single vehicular access not on main road, Entrance is opposite a popular restaurant with an irregular parking lot.***
 - ii. *General interior circulation: **Speeds need to stay slow.***
 - iii. *Separation of pedestrian and vehicular traffic: **Not really, speeds need to stay slow.***
 - iv. *Delineation of parking stalls and loading zones: **Non-paved parking will be delineated by either wheel stops or signage and safety barrels.***
 - v. *Access to community facilities: **Creating a gathering place in downtown.***
 - vi. *Accommodations for the handicapped: **ADA parking and portable restrooms provided.***
 - c. **Surface Water Drainage: Requires a Stormwater Management Permit**
 - d. **Building Location:** *Proposed building and structures shall be integrated as much as possible. **Building is not part of the proposal at this time.***
 - e. **Building Design:** *The design of proposed buildings, structures and additions shall complement, whenever feasible, the general setback, roofline, arrangement of openings, color, exterior materials, proportions and scale of existing buildings in the vicinity. **Building is not part of the proposal at this time.***

- f. **Special Features:** *Exposed machinery, utility structures and areas for parking, loading, storage, service and disposal shall be screened from adjoining properties and streets.*
- g. **Safety** - *All open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, & other emergency personnel and equipment. Applicants have developed plan with emergency access in mind. Needs to be reviewed with Police and Fire.*

PROPOSED CONDITIONS	<ol style="list-style-type: none"> 1. The lot owners shall apply for all required permits and will comply with the intent of the Dennis Stormwater By-law, all requirements of the Dennis Conservation Commission and Board of Health and any other permits that are required. 2. The outdoor venue with acoustic live stage music, alcohol service, food trucks, games, projector screen showing sporting events and movie nights, etc. shall not generate unacceptable new light, noise, litter, odor or other sources of nuisance. 3. There shall be no outdoor music, games, service of alcohol (outside of main tent) or other noise audible off the premises after 10 pm. 4. Any new lighting shall be restricted to downward-shielded motion sensitive security lighting that is “Dark-Sky” compliant. 5. Failure to comply with all conditions in the Board of Health policies regarding waste management and the nuisance condition above shall be deemed cause to revoke the ZBA Special Permit. 6. The capacity of the venue shall be no more than 250 persons to begin operations. If, after July 2026 there are no significant issues, the applicant may petition the Board for a larger occupancy. 7. If legitimate concerns and complaint about noise persist the applicant will meet with Staff Review to review possible measures to mitigate any issues. If problems persist the Building Commissioner may take further action as required. 8. The property and its access must be ADA/ABA accessible. 9. Every effort should be made to ensure the entertainment and dining in the outdoor venue is not audible off of the property. 10. A Pre-opening meeting, to be coordinated through the Planning Department, is required with the Department of Public Works, Engineering, Building, Health and the Police and Fire Department before the venue opens to the public. 11. Consider: The proposal is a new and innovative seasonal proposal that does not include the building at this time. Special Permit shall be good for one year. Thereafter, the project must return for Special Permit Review to adjust conditions if necessary.
----------------------------	---